

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: February 2, 2006

ITEM No. _____

CASE NUMBER/
PROJECT NAME

75-DR-2005
Casa Del Encanto

LOCATION

6939 E. 1st Avenue

REQUEST

Request for approval of a site plan and elevations for addition of a 2nd floor to an existing retail building.

OWNER

Casa Del Encanto
480-970-1355

ENGINEER

N / A

ARCHITECT/
DESIGNER

TEBO LLC
602-254-0151

APPLICANT/
COORDINATOR

Robert Briggs
TEBO LLC
602-254-0151

BACKGROUND

Zoning.

The site is zoned Central Business District / Downtown Overlay (C-2/DO). The C-2/DO zone allows for a range of commercial and residential uses, including (but not limited to) office, retail, restaurant, residential etc.

Context.

The site is located on the southern side of 1st Avenue, between Goldwater and 69th Street. At the western end of 1st Avenue is the new Valley Ho project, which is currently under construction.

Adjacent Uses:

- North: A series of office buildings and vacant parcels in the C-2/DO zone district.
- South: Various commercial office, restaurant and retail space in the C-2/DO zone district.
- East: A series of office buildings and retail uses in the C-2/DO zone district.
- West: A series of office buildings and vacant parcels in the C-2/DO zone district.

APPLICANT'S
PROPOSAL

Applicant's Request.

The applicant is requesting approval of a site plan and elevations associated with a proposed new second floor addition to an existing single story furniture showroom building. The proposed addition will be for some additional office space and 1 residential unit.

Development Information:

| | |
|-------------------------------------|--|
| • Existing Use: | Furniture Showroom |
| • Proposed Use: | Furniture Showroom/ Office/Residential |
| • Parcel Size: | 12, 020 Square Feet |
| • Building Size: | 8, 456 Square Feet |
| • Building Height Allowed/Proposed: | 36 Feet Allowed / 34 Feet Provided |
| • Parking Required/Provided: | 11 Required / 16 Provided |
| • Open Space Required/Provided: | None Required / 4805 Square Feet Provided |
| • FAR Maximum / Provided: | 0.8 Max / 0.64 Provided |
| • Number of Residential Units: | 1 |
| • Density: | 3.6 du/acre |

DISCUSSION

The applicant is proposing to add a new second story to an existing single story furniture showroom building on the southern side of 1st Avenue, between Goldwater Avenue and 69th Street. The existing site has the building setback from the street approximately 62 feet from the property line along the 1st Avenue frontage with a parking lot between the structure and the sidewalk. All existing landscape, the parking lot, footprint of the building, and the existing low level site wall (which screens the existing parking lot) will remain. No new landscape will be installed as a part of this project. The existing landscape palate includes acacia and ficus trees, along with various shrubs, bougainvillea & other vines, and turf groundcover. Both sides of the front parking lot are landscaped with the existing palate.

The addition will be located directly on top of the existing footprint of the structure and the new square footage will be utilized for office space and a single 1550 square foot residential unit. There will be two identical patio spaces on the northerly edge of the structure looking over the parking lot, and are accessed by the office space and the residential unit, respectively. The site currently requires 10 parking stalls for the use, and the applicant is providing 16 on site stalls. The new project, with all of the bonus incentives, will require 1 additional stall for a total demand of 11 stalls. As such, the proposed project meets the parking requirement.

Architectural Style & Building Materials

The applicant is matching the existing stucco façade and paint, presently seen on the structure, for the addition to the second story. The skin of the building is a smooth stucco, painted in an auburn color (Frazee “Spiced Rum”), and uses a natural cantera stone (light off white color) to frame the arched windows on the ground level. The proposed second floor will be comprised of the same building materials and color palate, using the canterra stone to frame similarly shaped arched windows and doors which will exit on to the proposed patio space; which will then incorporate a natural stone railing to match the columns and window framing. Finally, the applicant is proposing the same stucco façade and color, and a natural stone cap to wrap around the top of the building.

| | |
|------------------------------|---|
| OTHER BOARDS AND COMMISSIONS | None. The Development Review Board's decision is final in this matter, unless a timely appeal is filed with the City Clerk of the City of Scottsdale. |
| STAFF RECOMMENDATION | Staff recommends approval, subject to the attached stipulations. |
| STAFF CONTACT(S) | Mac Cummins, AICP Principal Planner Phone: 480-312-7059 E-mail: mcummins@ScottsdaleAZ.gov |
| APPROVED BY | <hr/> <p>Mac Cummins Report Author</p> <hr/> <p>Lusia Galav, AICP Director, Current Planning Phone: 480-312-2506 E-mail: lgalav@scottsdaleAZ.gov</p> |
| ATTACHMENTS | <ol style="list-style-type: none"> 1. Applicant's Narrative 2. Context Aerial 2A. Aerial Close-Up 3. Zoning Map 4. Site Plan 5. Elevations A. Fire Ordinance Requirements B. Stipulations/Zoning Ordinance Requirements |



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 7-21-05

Project No.: 244-PA-2005

Coordinator: MAC CUMMINS

Case No.: 75-DR-2005

Project Name: CASA DEL ENCANTO

Project Location: 6939 E 1ST AVE

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-2

Proposed Zoning: C-2

Number of Buildings: 1

Parcel Size: 13,124 SF

Gross Floor Area/Total Units: 8456

Floor Area Ratio/Density: .644

Parking Required: 16

Parking Provided: 16

Setbacks: N - 35 S - 25 E - 0 W - 0

Description of Request:

WE ARE REQUESTING THE ADDITION OF A SECOND FLOOR TO AN EXISTING BUILDING. THIS SPACE WILL BE USED AS A SUPPLEMENT TO THE EXISTING FURNITURE STORE, EXECUTIVE OFFICES, DESIGN, AND CUSTOMER DESIGN AREA. WE ARE MATCHING THE DESIGN, STYLE, COLOR & DETAILING OF THE EXISTING BUILDING.

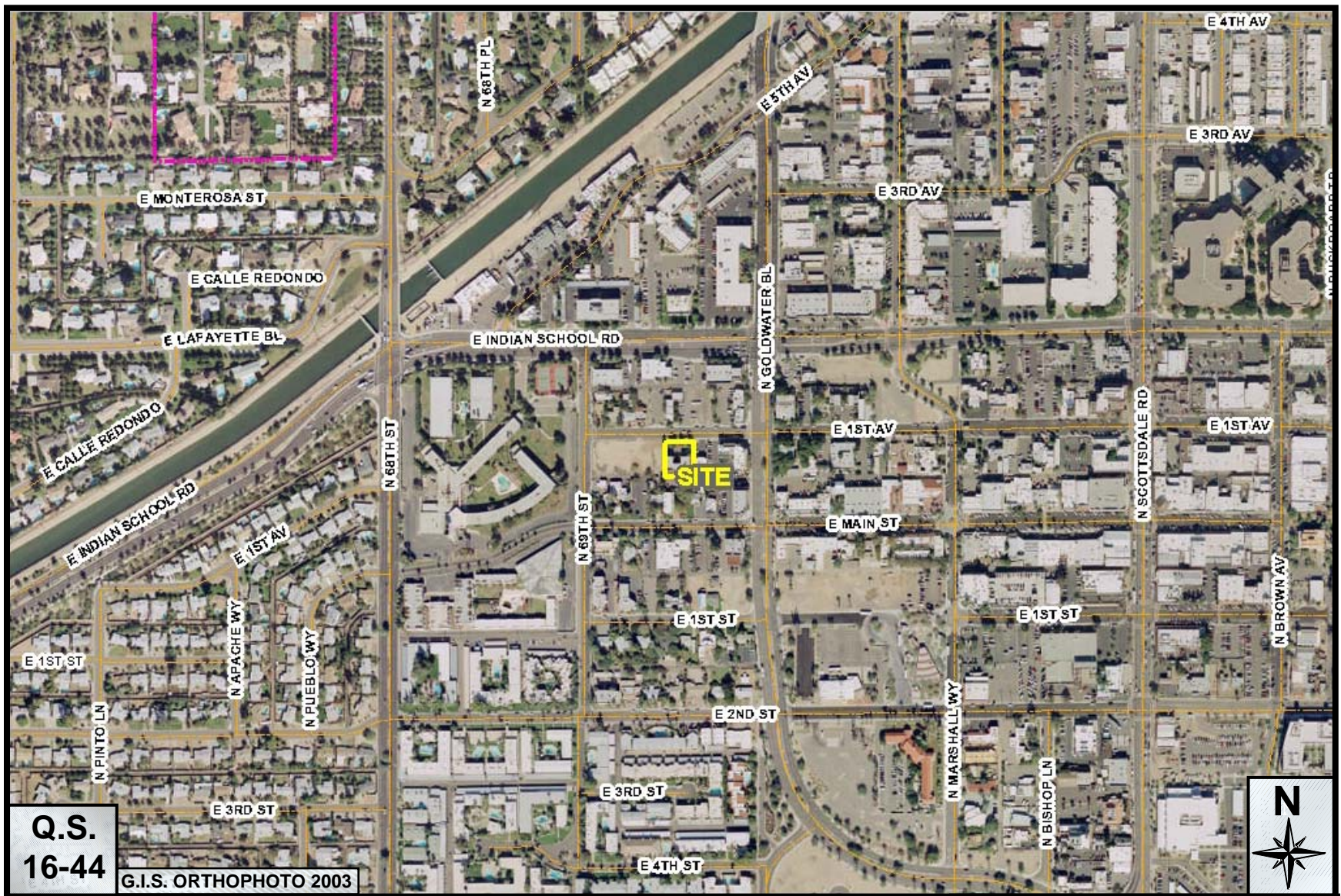
75-DR-2005

8-26-05

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000

ATTACHMENT #1



Casa Del Encanto

75-DR-2005

ATTACHMENT #2



Q.S.
16-44

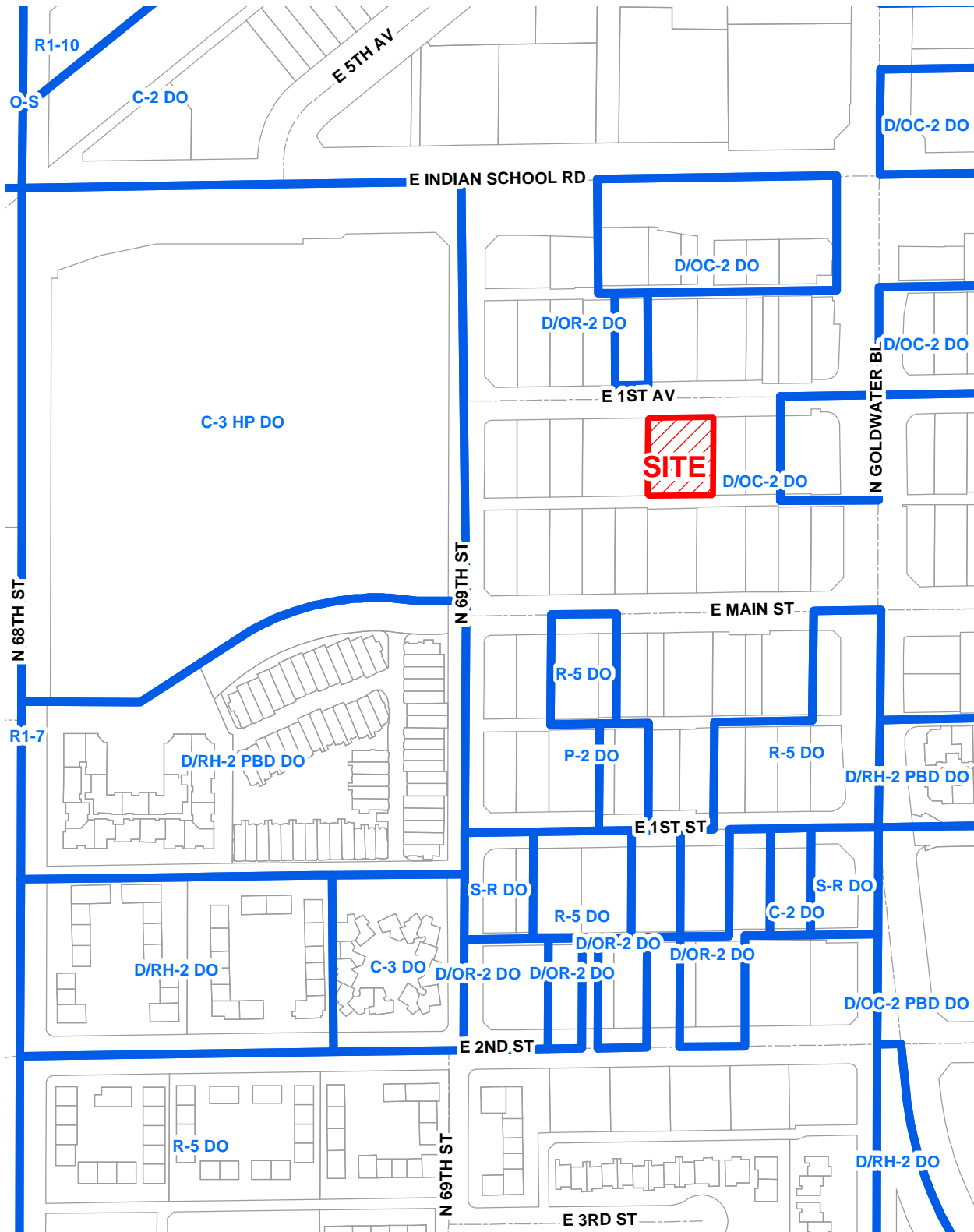
G.I.S. ORTHOPHOTO 2003



75-DR-2005

Casa Del Encanto

ATTACHMENT #2A



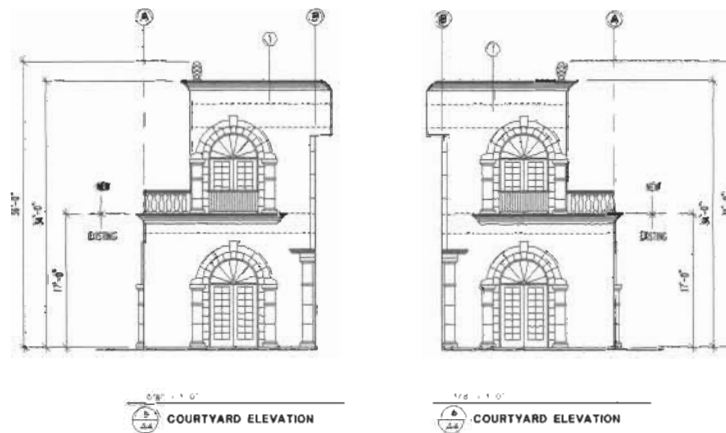
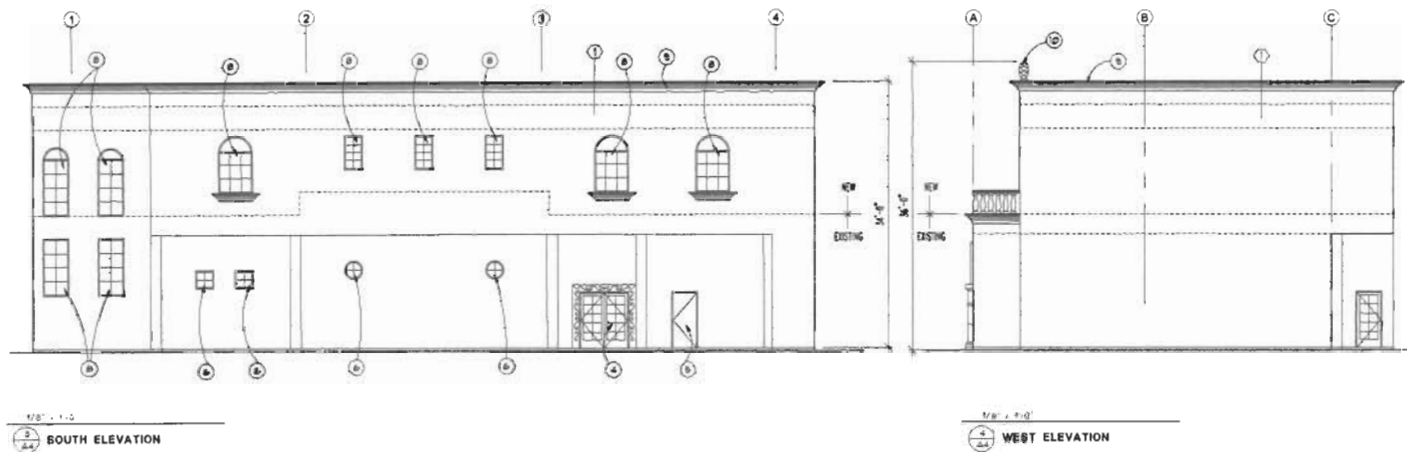
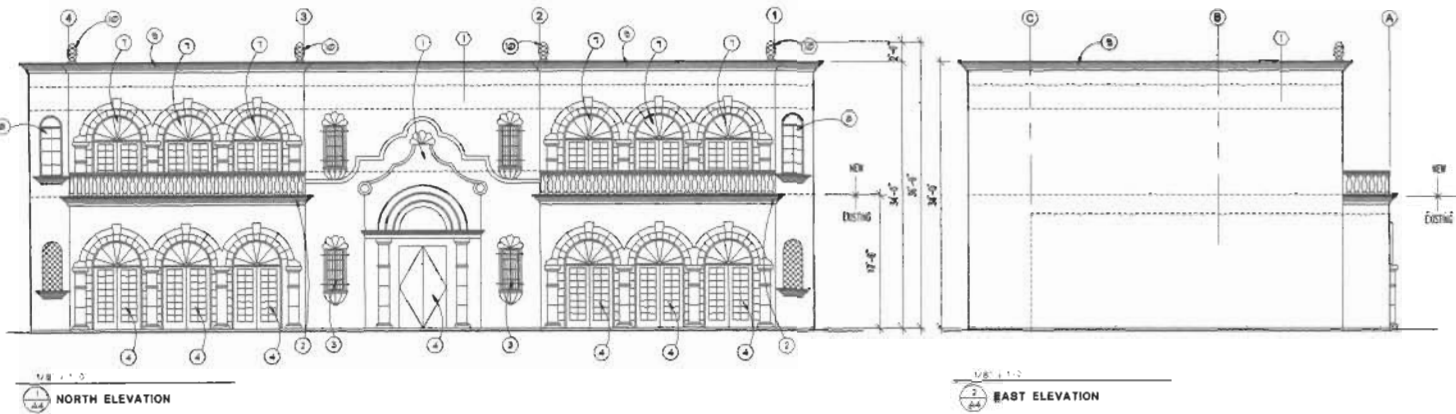
75-DR-2005

ATTACHMENT #3

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A-1



- KEY NOTES**
1. EXISTING CANTERA STONE 'ALAMO'
 2. EXISTING CANTERA STONE CROWN
 3. EXISTING MOUSE
 4. EXISTING ROOF AND SURROUND
 5. EXISTING WINDOW
 6. EXISTING WINDOW
 7. NEW DOOR AND SURROUND
 8. NEW WINDOW
 9. NEW STONE COLUMN CAP
 10. NEW DECORATIVE STONE FINISH

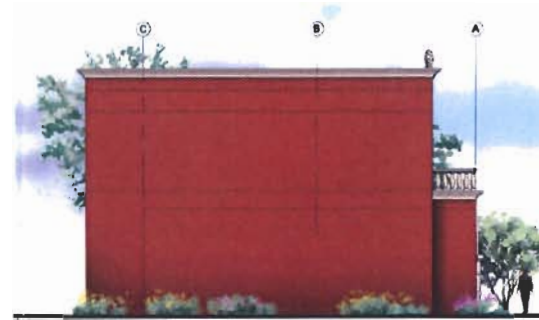
- PAINT SCHEDULE**
1. PAINTED TO MATCH EXISTING
 2. SPECIES RUN PAINT



JOB NUMBER: 0535
DATE: 1-22-05
CONTENTS: ELEVATIONS



1 NORTH ELEVATION



2 EAST ELEVATION



3 COURTYARD ELEVATION



4 SOUTH ELEVATION



5 WEST ELEVATION



6 COURTYARD ELEVATION

Casa Del Encanto - Second Floor Addition

8939 East 1st Avenue - Scottsdale, Arizona

75-DR-2005
08/26/05



75-DR-2005
08/26/05

Casa Del Encanto
6939 E. 1st Avenue
Scottsdale, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> A. KNOX BOX <input type="checkbox"/> B. PADLOCK <input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES. <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED. (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF <u>exist</u> AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE. <input checked="" type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS. <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|--|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Ord 1 SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Casa Del Encanto 75-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Tebo, LLC with a date of 12/16/05 by City staff.
 - b. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Tebo, LLC with a date of 08/26/05 by City staff.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).
10. *All transformers shall be screened to a height of one (1) foot taller than the screened unit by walls that match the texture, color, and material of the main building. The Developer shall coordinate with the utility company regarding clearance requirements and required location characteristics. The principle side of utility company access shall be screened with a decorative gate that allows required clearance when opened. All transformer locations shall be chosen to minimize visibility from public vantage points.*

Ordinance

- A. *Building height shall be a maximum of thirty-six (36) feet measured from a reference point one (1) foot above the average of three top of curb elevations taken along 1st Avenue.*

ATTACHMENT B

LANDSCAPE DESIGN:

11. *No modification to existing landscaping shall be permitted unless changes are approved through a staff approval process and affected landscape areas are re-vegetated to the original condition.*

Ordinance

- A. Replace any landscape material that is distributed with the like kind and size of plant materials as those disturbed per the original landscape plan.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

12. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign and landscape lighting.
13. The individual luminaire lamp shall not exceed 250 watts.
14. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
15. All exterior light poles, pole fixtures, and yokes, shall be a flat black or dark bronze.
16. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.00 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

Landscape Lighting

- e. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- f. Landscaping lighting shall only be utilized to accent plant material.
- g. All landscape lighting directed upward, shall be aimed away from property line.
- h. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

17. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

18. No exterior vending or display shall be allowed.

19. Flagpoles, if provided, shall be one piece, conical, and tapered.
20. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- B. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were:
157-DR-1995.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

21. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Tebo, LLC with a date of 12/16/05 by City staff.

DRB Stipulations

22. The developer shall design and construct the driveway on E. 1st Ave in general conformance with the City of Scottsdale design standards and details.

Ordinance

- C. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:

DRB Stipulations

23. The developer shall provide a minimum parking-aisle width of 24 feet.
24. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
25. The developer shall design the dead-end parking aisle in general conformance with the City of Scottsdale detail.

Ordinance

- D. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

26. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
27. Vehicular Non-Access Easement:
- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on E. 1st Avenue except at the approved driveway location.
28. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

REFUSE:**DRB Stipulations**

29. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures.
30. Enclosures must:
- Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - Be positioned to facilitate collection without "backtracking."
 - Be easily accessible by a simple route.
 - Not require backing more than 35 feet.
 - Not be located on dead-end parking aisles.
 - Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

E. Refuse enclosures are required as follows:

- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (2) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

F. Underground vault-type containers are not allowed.

G. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

H. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations**WATER:****DRB Stipulations**

31. The City of Scottsdale backflow prevention requirement must be verified by the applicant with the City of Scottsdale Water Department and submitted with final plans submittal.

Ordinance

- I. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

32. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

33. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, inlet and outlet structures, lined and unlined open channels, storm water storage basins, and as determined by city staff.